

MTC 75863-KR

THIS SPACE RESERVED FOR RECORDER'S USE



2006-016998

Klamath County, Oregon



00001934200600169980010010

08/23/2006 02:58:06 PM

Fee: \$21.00

After recording return to:

Michael P. Riley

7740 Cannon Avenue

Klamath Falls, OR 97603

Until a change is requested all
tax statements shall be sent to
The following address:

Michael P. Riley

7740 Cannon Avenue

Klamath Falls, OR 97603

Escrow No. MT75863-KR

Title No. 0075863

SWD

STATUTORY WARRANTY DEED

Wayne I. Zaiger and Therese M. Zaiger, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Michael P. Riley and Elizabeth A. Riley, as tenants by the entirety**, Grantee(s) the following described real property in the County of **Klamath** and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 37 of SKYLINE VIEW, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3910-006CB-03300-000

Key No: 589704

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:
2006-2007 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$289,900.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

Dated this 22nd day of August, 2006

Wayne I. Zaiger
Wayne I. Zaiger

Therese M. Zaiger
Therese M. Zaiger

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on August 22, 2006 by Wayne I. Zaiger and Therese M. Zaiger.

Kristi L. Redd
(Notary Public for Oregon)



My commission expires 11/16/2007

21.00